Box 38 REL

This Instrument Prepared by:
Robert E. W. Lineberger
Trabue, Sturdivant & DeWitt
511 Union Street, 25th Floor
Nashville, TN 37219-1738

T.C.A. 67-4-409(a)(3)(A)
exempts this conveyance
from the State transfer tax

Address New Owners:
Mr. and Mrs. Jeffrey C. Nahley
3435 Hampton Avenue
Nashville, TN 37215

Send Tax Bills To:
(Same)

Map-Parcel No.
117-06-76.00

WARRANTY DEED

BOOK 10890 PAGE 648

FOR AND IN CONSIDERATION of love and affection, but no monetary consideration, and for the express purpose of creating an estate as tenants by the entirety, JEFFREY C. NAHLEY (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto JEFFREY C. and ELEANOR B. NAHLEY (the "Grantees"), their heirs and assigns, the following described tract or parcel of land situated and being in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 29, on the Plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the southerly margin of Hampton Avenue at a point 1825 feet west of the center line of 23rd Avenue, South; thence with said Avenue, westwardly 125 feet to the N. E. corner of the property conveyed to Harvill A. Freeland and wife, by deed from Loiette Hampton Hume, et al, as of record in Book 1058, page 73, Register's Office for said County; thence with said Freeland's Easterly line, southwardly 345 feet; thence eastwardly 125 feet; thence northwardly 345 feet to the beginning.

Being the same property conveyed to Jeffrey C. Nahley by deed from Thomas J. Limbird and wife, Lee E. Limbird of record in Book 10477, page 306, Register's Office for Davidson County, Tennessee.

This is improved property known as 3435 Hampton Avenue, Nashville, TN 37215.

The above-described property is conveyed subject to taxes for the current year and such restrictions and easements as may affect the same.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging, to the Grantees, their heirs and assigns, forever.

AND the Grantor's covenant with the Grantees that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and that the same is unencumbered except as herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 12 day of March, 1998.

JEFFREY C. NAHLEY

0426708

98 APR 20 PM 1:11

DAVIDSON COUNTY, TN.

5346 04/20 0101 03CHECK

8.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jeffrey C. Nahley, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey C. Nahley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of March, 1998.

Notary Public

My Commission Expires: My Commission Expires MAR. 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or the value of the property, whichever is greater, is $ 555,000.00.

Jeffrey C. Nahley

Subscribed and sworn to before me,
this 12th day of March, 1998.

Notary Public